

Inspected by:



PREPARED FOR:

Sample Report

0000 Penny Lane

Franklin, TN 37067

Inspection Date: 04/03/2009

Report Number: AA040309

INSPECTED BY: Bill & Kimpy Collins

TN License # 00000152

1025 John Williams Rd.

Franklin, TN 37067

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CERTIFIED INSPECTOR
Member ID# 246296



04/03/2009

Jane Doe

RE: 0000 Penny Lane, Franklin, TN 37067

At your request a visual inspection of the above referenced property was performed. This inspection report reflects the visual conditions of the property at the time of the inspection only. Obviously hidden or concealed defects cannot be included in this report and cosmetic items are not addressed as they are subjective. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. An earnest effort was made on your behalf to discover all VISIBLE reportable conditions. However, in the event of an oversight, please contact our office @ (615) 476-1967 so we can further investigate. The following is an opinion summary report, expressed as a result of the VISUAL inspection. Please take time to review limitations contained in the inspection and the service agreement that you read and signed prior to the inspection. The role of the inspector is not necessarily intended to identify a repair list for the seller. Potential buyers often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private Real Estate Inspectors unlike city and county inspectors are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any VISIBLE conditions that might require repairs and or maintenance. Most all building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including on going maintenance and the repair and replacement of components as they age and wear out. The following items are solely a summary of the findings within your report including Health and Safety issues provided for you as a quick reference. You should not rely solely on this summary but rather review and read your report in it's entirety to completely understand all of the inspector's findings, as there may be some items that are important to you that are not included in this summary.

Thank you again for choosing ***Ultra Sound Home Inspections.***

Bill & Kimpy Collins



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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME:	Sample.
INSPECTION DATE:	04/03/09.
INSPECTION APPOINTMENT TIME:	9:00 am.
CLIENT NAME:	Sample Report.
CLIENT PHONE #:	555-555-5555.
INSPECTION SITE:	2031 Penny Lane.
INSPECTION SITE CITY/STATE/ZIP:	Franklin, TN.
ACCESS PERSON:	Inspector.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER:	Rain.
TEMPERATURE AT TIME OF INSPECTION:	50's.
HOW LONG SINCE LAST MEASURABLE RAIN:	1 Day.
SOIL CONDITIONS:	Very wet.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE:	Built in year, 1987.
BUILDING TYPE:	Colonial.
STORIES:	2.
SPACE BELOW GRADE:	Crawlspace.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Private.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

AREA:	Rural.
HOUSE OCCUPIED?	No.
CLIENT PRESENT DURING INSPECTION:	Yes.
PEOPLE PRESENT DURING INSPECTION:	Selling agent, Purchasers.

PAYMENT INFORMATION:

TOTAL FEE:	\$000.
PAID BY:	Will be invoiced.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the



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home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE INFORMATION

Site:

Estimated age of house:

The house is 20 - 30 years old.

Approximate Lot Size:

1 Acre +

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding. Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geotechnical Engineer.

Bushes and Shrubs Condition:

Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the limbs of the bushes from damaging the siding.

Trees Condition:

Satisfactory - The trees on the site all appear to be alive and in acceptable condition.

Mailbox Noted:

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material:
Driveway Condition:

Exposed Aggregate.

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted. Cracks in the driveway concrete slab were noted. They should be sealed to prevent moisture from entering during freezing conditions and worsening the condition.

Walkways and Stoop Materials:
Walkway Condition:

Exposed Aggregate.

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Front Entry Stoop:

Entryway Stoop:

The front entry stoop steps are not uniform in height. Steps are required to be uniform in depth and each step uniform in height in any stairway between two floors. There should be no variation exceeding 3/8" in the depth of the adjacent step and no more than 3/8" difference in step height. This can cause a tripping situation. Safety Issue.



Entry Stoop Light

The front entry stoop light did not function at the time of the inspection. The light bulb is believed to be burned out, however, this cannot be verified without replacing the bulb.

Entry Stoop Electrical Outlet

The GFCI front entry stoop outlet is either defective or incorrectly wired and needs corrected. It did not function properly when tested during the inspection. Safety Issue.



Entry Stoop Handrail

No handrail was present on the entry stoop at the time of the inspection. Though the structure predates the standard handrail requirements, any stairway or entry stoop over 4 steps or 30" in height should have a handrail. One should be considered for safety related issue.



Entry Stoop Post



The lower sections of the front porch post show signs of decay and need repaired before further deterioration occurs.

Patio

Electrical Service to Patio:	Yes, The outlet is Ground Fault Circuit Interrupt protected.
Patio Cover Condition:	Satisfactory - The patio cover is functional.
Patio light	Satisfactory.
Patio Enclosure Condition:	Good - The patio enclosure should add to the usability of the patio. The enclosure is constructed with screened panels.

Fences and Gates:

Fencing Materials:	Wood materials used for fencing. The fence is constructed using 6-foot boards.
Fence Materials Condition:	Satisfactory - The fencing materials appear to be in satisfactory condition.
Gates and Latches:	Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:	City.
Water Meter Location:	Front yard several feet in from the street.
Electric Service:	Underground.
Electric Service Condition:	Satisfactory - The underground service appears adequate.
Cable Television Service:	Underground.
Telephone Service:	Underground.
Alarm System	yes.
Cable Television, Telephone	Yes - The cable television and/or the telephone service lines appear to be grounded.
Grounding Wire Verified:	
Sewage Disposal System:	Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system. This inspection company may be certified to conduct this type inspection under separate direction and contract.

FOUNDATION INFORMATION

Foundation

Type of Foundation:	Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
Foundation Materials:	Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
Visible Portions of Exterior Foundation Walls:	The exterior view of the foundation is limited to the portions visible above grade. Only about 50% to 75% of the foundation was visible. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

**Visible Foundation Wall Cracks
Noted From Exterior:**



Cracks of 1/4" and wider were noted in the brick veneer in these areas; over the garage roof, under the upper and lower window on the left front entry stoop, over the left end roof on the back side of the fireplace, and on the right end of the detached garage. This may be an indication of settlement or movement in the foundation. This condition warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action.

**Perimeter Foundation Drainage
Surface:**

The drainage around the structure should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet. Portions of the ground under the rear patio deck do not meet this minimum standard. Grading should be altered or underground drainage installed in order to lead water away from the foundation of the house.



Footer Drain Tile Noted:

No - The inspection did not reveal any evidence of a footer drainage system.

CRAWLSPACE

Crawlspace Entrance:	The crawlspace entrance appears satisfactory and is adequately sized.
Location of Crawlspace Entrance:	Exterior, Rear of House.
Crawlspace Ceiling Exposed Percent:	Most of the ceiling is open allowing visibility of the ceiling/floor joists.
Percent Interior Foundation Wall Exposed:	The interior view of the foundation is limited to the visible portions of the walls. Only about 50% to 75%
Conditions Noted in Exterior Walls, Interior View:	Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
Sill Plates Percentage Visible:	Most all of the sill plates were visible.
Moisture on Exposed Foundation Walls Noted:	No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of Water Entry in the crawlspace Noted:

Water was found standing on the lower end of the crawlspace floor. The gutters should be kept clean, the downspouts extended from the foundation at least 4 to 6 feet, and the ground properly sloped to channel the rain water away from the structure. The sump pump found in the crawlspace should also be relocated to the lowest portion of the crawlspace floor to help remove this water.



Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Dirt.

Flooring Insulation

No flooring insulation was found installed under the floor structure.

Vapor Barrier Installed:

Yes- The floor is covered with an approved vapor/moisture retardant material. Make sure to keep all portions of the earth covered under the house to prevent moisture from penetrating the floor structure causing wood decay from fungi and to help lower the humidity in the structure.

Pier Construction Materials:

There are hollow masonry piers installed in the crawlspace.

Condition of Piers:

Satisfactory - The piers as installed appear to be satisfactory. No engineering analysis however was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

Electrical Service:

One or more electrical splices were found under the house in the crawlspace that are not properly spliced in an approved electrical junction box. This should be corrected by a qualified license electrician. Safety issue.



Sump Pump Noted:


Yes. The sump pump was connected to an electrical outlet therefore it was not functional to test. FYI- The drain line to the sump pump should extend at least 6' from the foundation wall and should be kept clear of debris.

ROOF & ATTIC INFORMATION

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe

it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOFING


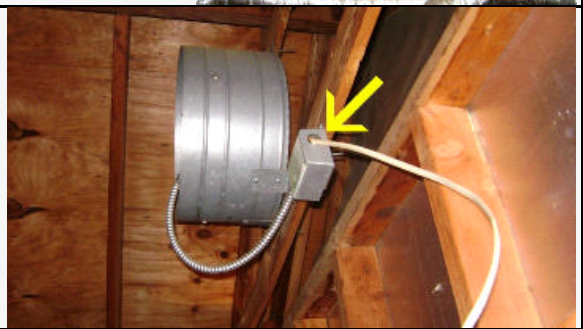
Type Roof:	Gable.
Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
Cover Layers:	The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.
Underlayment Noted:	None Noted - In at least two locations that I normally check for evidence of asphalt impregnated felt underlayment, none was noted.
Condition of Roof Covering Material:	Satisfactory - The roof covering material appears to be in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. Asphalt roof shingles commonly last in this area from 12 to 25 years depending on a number of factors. Roofs with dormers, valleys, chimneys, skylights, etc., should be checked every two years and annually as they approach the end of their life expectancy.
Estimated Life Expectancy of Roof:	The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed.
Slope:	High slope is considered to be 7 in 12, or higher.
Flashing:	The flashings around openings in the roof covering appear to be watertight and caulked as needed.
Plumbing Vent Pipe Boot	The rubber vent pipe flashing appears in satisfactory condition. They should be inspected annually for splits or cracks and replaced when they are present to prevent a leak.
Means of Roof Inspection:	The roof was inspected by the roof's edge on some portions of the structure and binoculars were also used to view the roof covering on the higher levels.
Ridges:	The ridge covering material appears to be in satisfactory condition.
Evidence of Leakage:	No -
Roof Gutter System:	<p>The gutter system is filled with debris in some areas which will interfere with channeling the rain water away from the structure. They should be cleaned annually and gutter screens are recommended.</p> 
Gutter Down Spout	The downspouts are properly attached to the structure and appear to be in satisfactory condition.

Gutter Down Spout Extensions

The inspector recommends extending the gutter downspouts on all sides of the house to safely exit the unwanted rain water away from the house's foundation and to help prevent moisture from entering the crawlspace or basement below.



Attic & Ventilation:

Attic Access Location:	Upstairs Hall closet.
Attic Accessibility:	Walk in Door.
Attic Door Condition	The attic door appears to be properly attached and in satisfactory condition. The hardware should be inspected periodically for loose hardware and tightened if needed.
Method of Inspection:	The attic cavity was inspected by entering the area. Only the accessible areas were inspected. Low roof pitches, some truss systems, the lack of walk boards, or storage items can limit how much the inspector can inspect.
Attic Cavity Type:	Storage - The attic cavity has capacity for storage of light boxes or items.
Roof Framing:	A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 16 inch on center.
Roof Framing Condition:	Satisfactory - The visible portions of the roof framing appears to be in functional condition.
Roof Bracing:	On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear satisfactory.
Roof Decking:	The roof decking material is 1/2" plywood sheeting.
Evidence of Leaks on Interior of Attic:	<p>There is evidence of a current leak noted on the underside of the roof decking on the right upper section of the roof. Elevated moisture levels were measured indicating an active leak. Repairs are needed.</p> 
Electrical Condition	<p>The wire feeding the attic fan is not properly connected to the housing of the fixture. An electrical connector or bushing should be installed to protect the wire from the sharp metal edge of the housing.</p> 
Ventilation Hi/Low:	Satisfactory - There appears to be adequate ventilation installed. The structure is equipped with Gable Vents are located on the upper section of the exterior siding.

Insulation Clear of Sheathing:

Insulation was found in the attic in contact with the roof's sheathing. There should be at least a 1 1/2" air gap between the insulation and the roof sheathing. This contact will lead to condensation in the attic and limits airflow for proper attic ventilation. Either the insulation should be repositioned or styrofoam baffles that are designed for this type of application be installed. This limited airflow will also decrease the life of the roofing shingles.



Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Batts.

**Insulation R-Value
Exhaust Fan Ducting**

R-30- Approximately 10" Deep.

The bathroom exhaust fan(s) duct was found damaged or leaking into the attic area. This introduces excess moisture into the attic. The inspector recommends installing new flexible ducts that exit at the soffit or gable vent or even better through the exterior wall.



Attic ventilation fan:

Yes - There is an attic ventilation fan installed.

Whole House Ventilation System:

None installed.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Make:

Amana.

Model Number

The model plate on the air conditioner/heat unit has completely faded making it impossible to identify any pertinent information to help aid in fully inspecting the unit.



Approximate Age of Unit.

Appears to be the original installed unit when the house was built.

Size

Type:

Approximately 3 Ton.

Heat Pump. Electricity-powered. This heating and cooling system contains two major components, the unit located on the outside of the house which is the condenser/compressor, and the inside unit normally found in the basement, closet or attic, which is referred to as the evaporator coil. In the cooling mode a liquid refrigerant circulates from each of these two components transferring heat from the inside of the house to the exterior. This particular unit is backed up by a gas furnace.

Unit/Condenser Location:

Left side of House.

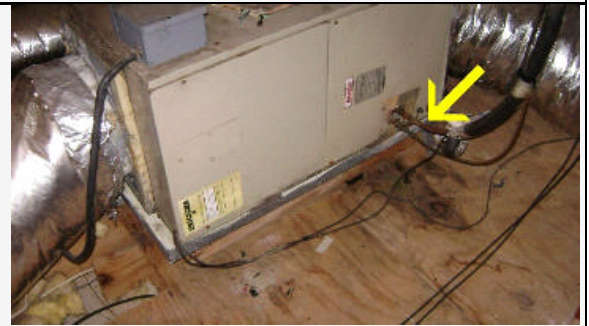
Unit Tested:

Yes.

Insulation Wrap on the A/C

Suction Line:

The insulation wrap on the suction line to the HVAC air handler in the attic is in need of attention due to deteriorated or missing insulation. The piping should be fully insulated and sealed to prevent condensation from forming and dripping on the attic floor and the ceiling below. This will also effect the efficiency of the cooling system.



Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit. Since the model plate was unreadable, it was undetermined if the electrical breaker is sized correctly for the HVAC unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Supply Registers:

Degrees, 42.

Temperature at Return Registers:

Degrees, 56.

Temperature Differential:

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Overall Condition of A/C Unit

The A/C condensing unit is approximately 22 years old and nearing the end of it's life expectancy. The average life expectancy for this type of unit is 15 to 20 years assuming proper maintenance.

Air Conditioning Unit No. 2:

Make:

Amana.

Model Number

The model plate on the air conditioner/heat unit has completely faded out making it impossible to identify any pertinent information to help aid in fully inspecting the unit.



Approximate Age of Unit.

Size

Type:

Appears to be the original installed unit when the house was built.

Approximately 3 Ton.

Heat Pump. Electricity-powered. This heating and cooling system contains two major components, the unit located on the outside of the house which is the condenser/compressor, and the inside unit normally found in the basement, closet or attic, which is referred to as the evaporator coil. In the cooling mode a liquid refrigerant circulates from each of these two components transferring heat from the inside of the house to the exterior. This particular unit is backed up by a gas furnace.

Unit/Condenser Location:

Left side of House.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Supply Registers:

Degrees, 39.

Temperature at Return Registers:

Degrees, 56.

Temperature Differential:

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Overall Condition of A/C Unit

The A/C condensing unit is approximately 22 years old and in nearing the end of it's life expectancy. The average life expectancy for this type of unit is 15 to 20 years assuming proper maintenance.

Air Conditioning Unit No. 3:

Make:

Allied Air Enterprises, LLC.

Approximate Age of Unit.

Date of Mfg, 2006.

Size

1.5 Ton.

Type:

Heat Pump. Electricity-powered. This heating and cooling system contains two major components, the unit located on the outside of the house which is the condenser/compressor, and the inside unit normally found in the basement, closet or attic, which is referred to as the evaporator coil. In the cooling mode a liquid refrigerant circulates from each of these two components transferring heat from the inside of the house to the exterior. In the heating mode, the liquid gas is circulated in the opposite direction by a reversing valve which then transfers heat from the exterior of the building to the interior of the house. This particular heating unit is backed up by electric

Unit/Condenser Location:

Unit Tested:

Insulation Wrap on the Suction Line:

Condenser Clear of Obstruction:

Condenser Cabinet Level:

Condensing Coil Condition:

Service Disconnect:

Temperature at Supply Registers:

Temperature at Return Registers:

Temperature Differential:

Overall Condition of A/C Unit

heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

Right Side of detached garage.

Yes.

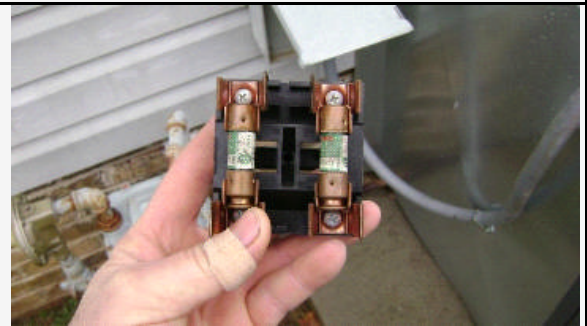
The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation. All exposed sections of the suction line should be fully insulated for maximum heating and cooling efficiency. Piping Insulation can be purchased very inexpensively at Home Depot.

Satisfactory.

Satisfactory.

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

The electrical fuses for the outside HVAC unit are oversized per the recommended fuse size of the mfg. stated on the model number plate. The mfg recommends a maximum fuse size of 20 amps and the fuses currently installed are 30 amps. This condition could severely damage the unit if it were to become overloaded. Repairs are needed.



Degrees, 68.

Degrees, 48.

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

The air conditioning system is appears to be in good overall condition for it's age. The average life of this component is approximately 15 to 20 years assuming normal maintenance is performed per mfg.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Unit # 1:



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Heating System Location:

Heating System Type:

Fuel Source:

Brand:

Approximate Age of Unit

Unit Tested:

Heat Pump Temperature

Differential:

Heat Pump Backup Heat Source:

Cut Off Safety Switch

Blower Condition:

Filter Type/Size:

Filter Condition:

Electronic Air Cleaner Installed:

Ducts Condition:

Duct Insulation in Unheated

Spaces:

Does each habitable room have a heat source?

Humidifier Installed:

Thermostat Location:

Thermostat Condition:

Overall Condition of Heating Unit

Crawlspace.

Air-to-Air type heat pump is installed as the primary heating system. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

The fuel source is electricity.

Amana.

Date of Mfg 1987.

Yes.

Satisfactory, Air-to-Air heat pump output air temperature differential in the heating mode should be 15 degrees to 20 degrees F.

Electric calrods of coils are installed for backup heat.

Satisfactory.

Satisfactory - The blower assembly appears to be performing as expected.

20x30x1.

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

No.

Satisfactory - The ductwork appears to be properly installed and supported.

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Yes.

No.

Downstairs Hallway.

Satisfactory - The thermostat worked properly when tested.

The heating system is 22 years old and nearing the end of it's life expectancy. The average life expectancy for this type of heating system is 15 to 20 years.

Heating Unit # 2:

Heating System Location:

Heating System Type:

Fuel Source:

Brand:

Approximate Age of Unit

Unit Tested:

Heat Pump Temperature

Differential:

Heat Pump Backup Heat Source:

Attic.

Air-to-Air type heat pump is installed as the primary heating system. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

The fuel source is electricity.

Arcoaire.

Date of Mfg 1987.

Yes.

Satisfactory, Air-to-Air heat pump output air temperature differential in the heating mode should be 15 degrees to 20 degrees F.

Electric calrods of coils are installed for backup heat.

Drip Pan

There is a secondary drain pan present under the HVAC air handler in the attic, however, the required drain line or float switch was not found installed. This should be corrected to help protect the attic floor and ceiling below from possible water damage.



Cut Off Safety Switch

Satisfactory.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Type/Size:

Disposable Type, 20x25x1.

Filter Condition:

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Electronic Air Cleaner Installed:

No.

Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Does each habitable room have a heat source?

Yes.

Thermostat Location:

Upstairs Hallway.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Overall Condition of Heating Unit

The heat pump is 22 years old and in nearing the end of it's life expectancy. The average life expectancy for this type of heating system is 15 to 20 years.

Heating Unit # 3:

Heating System Location:

Detached garage attic.

Heating System Type:

Air-to-Air type heat pump is installed as the primary heating system. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

Fuel Source:

The fuel source is electricity.

Approximate Age of Unit

Date of Mfg, 2007.

Unit Tested:

Yes.

Heat Pump Temperature

Satisfactory, Air-to-Air heat pump output air temperature differential in the heating mode should be 15 degrees to 20 degrees F.

Differential:

Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat.

Drip Pan

Yes- The furnace has a drip pan and is correctly installed and plumbed to the exterior of the structure.

Cut Off Safety Switch

Satisfactory.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

STRUCTURAL TYPE/CONDITION

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Combination of: Brick. Masonite/Hardboard Panel.

Siding Condition:



Wood decay was found on both lower sections of trim on the front dormers over the attached garage. This will need replaced.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:



The fascia and/or rake boards on sections of the house show signs of deterioration. Certain areas may need replaced while others will only need caulked and repainted. (2) The rake board trim over the screen porch needs some additional nailing to better secure it to the structure.

Condition of Painted Surfaces:

The exposed painted wooden surfaces on the exterior of the structure needs painted to make the surfaces weather tight. These repairs should be scheduled soon to prevent further deterioration.

Outside Entry Doors:

The lower jamb of the rear french exterior doors have been penetrated with water showing signs of wood decay and if not stopped will continue to deteriorate. The inspector recommends making the necessary repairs and installing a storm door or overhead awning to help protect and prevent further damage.



Windows Type:

Double Hung.

Window Condition:

The window framing and glass are in a satisfactory condition. **Note: It is impossible to determine the existence of waterproof flashings or their proper installation as they are hidden within the structure of the wall. It is the sellers responsibility to disclose any known past or present water intrusion conditions.**

Window Shutter:



One or more window shutters were either damaged or found missing.
Replace or repair as needed.

Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

**Insulated Sheathing Noted:
Type Insulation Noted:**

Yes- Foam insulation of at least 1/2 inch was noted under the exterior siding.

Insulation was noted at the following locations: Fiberglass batt type insulation was noted in some areas checked. The inspector was unable to determine if this insulation is in all wall cavities. Three and one half inch batt type insulation was noted in the exposed area of the exterior walls.

Structural Caulking:

As a preventative maintenance measure, we recommend caulking/sealing all voids between siding, trim, windows and gaps to avoid the possibility of water intrusion.

Framing Type:

Platform framing was the chosen style of framing.

**Exposed Wall Framing Location:
Framing members sizing.**

Attic Area.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.

Exposed Wall Framing Members Condition:

Satisfactory - The exposed wall framing members were in satisfactory condition.

Exposed Floor/Ceiling Framing Location:

Crawl Space.

Floor Framing Members Size.

The floor framing is constructed with 2" x 10" members. The floor/ceiling is framed with 16-inch centers.

Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

Wall Covering Material:

The walls in the structure appear to be sheetrock.

Ceiling Covering Material:

The ceiling in the structure appears to be sheetrock.

Deck, Porch or Balcony:

There is a Wood Framed:

Wood deck.

Deck/Porch/Balcony Materials:

Pine.

Condition of Wood Materials:

Satisfactory - The wood materials are in satisfactory condition.

Framing of Deck/Porch:

The patio deck framing does not meet today's minimum safety standards. The floor joist are not supported by either joist hangers or ledger strips and the joist width and span appear insufficient. The inspector recommends having the deck inspected and any necessary repairs made by a qualified license decking contractor. This is



Deck, Porch, or Balcony Flooring Material:

Supporting Posts:

The Foundation Materials:

Stairs Condition:

Deck or Porch Railings:

an safety issue.

Satisfactory - The decking materials appear to be in satisfactory condition.

Satisfactory - The supporting posts appear to be in satisfactory condition.

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.

Satisfactory - The steps are in useable condition.

Satisfactory - The railings as installed appear functional and in satisfactory condition. The spacing between balusters is 4". This was instituted as a safety issue to prevent small children from getting caught between the balusters.

Fireplace 1:

Location of Fireplace:

Type of Fireplace:

Fireplace Fuel:

Firebox Condition:

Damper Condition:

Flue Condition from Firebox:

Flue Condition From Roof:

Exterior Stack Material:

Exterior Stack Condition:

Living Room, Study/Den.

Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

Wood - The fireplace is designed to burn wood.

Satisfactory - The firebox appears to be sound and useable in its current condition.

Satisfactory - The flue damper appears to be functional and fully adjustable.

Satisfactory - The visible portions of the chimney flue appear to be satisfactory. FYI: Only eight to twelve inches of the fireplace flue is visible above the firebox of the fireplace in the family room. For a comprehensive evaluation of the fireplace flue a "Level Two" chimney inspection is needed.

The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

The exterior fireplace stack is made of mortar and brick.

The chimney stack appears has pulled away from the main structure and appears unlevel. This should be inspected by a structural engineer or foundation contractor and the necessary repairs made to stabilize the chimney stack.



Flue Lined:

Chimney Cap or Crown

Rain Hat

Chimney Height & Clearance

Yes - The fireplace flue appears to be lined with metal.

Yes-There is a chimney cap.

Yes- There is a metal spark arrestor installed. In addition to preventing fires, it will also help keep animals and birds from entering and nesting in the flue.

Yes-The chimney installation appears to meet the roof clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surfaces within 10 feet horizontal, whichever is higher.

Flashing

Water stains were found on the underside of the roof sheathing in the attic under the fireplace flashing. No elevated moisture levels were measured and the stains appear to have come from a prior leak. The area should still be monitored however during heavy rain and the necessary repairs made if one re-occurs.



Source of Combustion Air:

Room air is used for combustion in the fireplace. It would be best to have a window open while using the fireplace since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Hearth Condition

The hearth appears to extend at least 16 inches in front of the firebox and extends at least 8 inches to either side.

Mantle:

Yes- There is a mantle installed and it appears to meet the 12" minimum clearance above the firebox.

ELECTRICAL SYSTEMS

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel and Circuitry

Main Power Distribution Panel

Laundry Room.

Location:

Main Power Disconnect

Located on the exterior wall by the meter base. This is important to know in case of an emergency.



Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Sub Panel Size

Service Cable to Panel Type:

Is Panel Accessible:

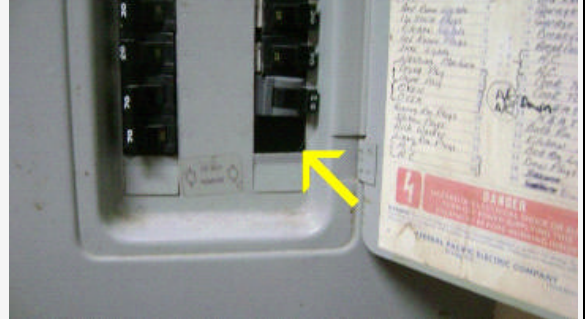
Panel Condition:

100 Amp.

Aluminum.

Yes - The electrical panel is in a location that makes it readily accessible.

Missing knock-out plates were found on the front of the panel enclosure. These should be installed to prevent electrical connections from being exposed. Safety Issue.

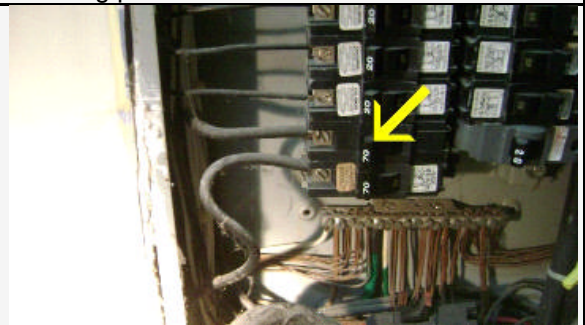


Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

One or more breakers/fuses were found in the main power panel that are not appropriately matched with the correct wire gauge size. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED. Repairs should be performed by a qualified licensed electrician.



Breaker Labeled:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Arc Fault Circuit Interrupters Installed:

No-The structure may predate the requirement for Arc Fault Circuit Interrupters (AFCI) however they should be considered as an upgrade to those circuits in each bedroom. They are designed to respond to early arcing in the switches or outlets preventing house fires.

Panel Cover Removed:

Yes.

Panel cover condition

Satisfactory.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection

Main Service Ground Verified:

company.

The main service ground has been spliced under the house in the crawlspace. Splices are not allow in any section of the grounding conductor. This should be corrected by a qualified license electrician. Safety Issue.



Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is PVC (poly vinyl chloride) plastic pipe.

Main Water Line Cutoff Location:

Located behind or above the water heater. This is important to know in case of an emergency.



Water Pressure Regulator Valve Present:

Yes. The regulator is located in the crawlspace on the front side of the house where the main water line enters the house.



Interior Supply Piping Size:

The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly CPVC (Chlorinated Poly Vinyl Chloride) plastic.

Interior Piping Condition

The visible portions of the interior water piping appears in satisfaction condition.

Water Pressure:

Water pressure was measure at either one of the exterior hose bibs or at the laundry room washing machine connection. The pressure measured was found to be within the acceptable range of 40 to 80 pounds per square inch.



Exterior Hose Bibs Functional: Functional Supply:

The exterior hose bib(s) appeared to function as designed.

Leaks in the Supply Piping Noted:

By testing multiple fixtures at one time, functional flow of the water supply appears to be sufficient.

Sewage Disposal Type:

No.

Septic System- FYI: Septic systems are outside the scope of the home inspection. Recommend having the septic system evaluated by a qualified septic company.

Waste Line Materials Waste Piping Condition:

The predominant waste line material is PVC (poly vinyl chloride) plastic pipe.

The visible portions of the plumbing waste piping appears to be in satisfactory condition.

Vent Piping Material

The vent material, as it passes through the roof, is PVC plastic.

Vent Piping Condition:

The visible portions of the plumbing vent piping appears satisfactory.

Supply/Waste Piping Supports:

The tie straps and hangers supporting the supply piping and waste lines appear adequate.

Functional Drainage:

Yes - Functional drainage has been verified and appears satisfactory. Water drained from a random sample of fixtures at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Waste Line

There are one or more clean-outs located in the Crawl Space.

Cleanouts:

Sewage Pump Installed:

No.

Sump Pump Drain Line:

The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.

Water Heater 1

Location:

Laundry Room.

Brand

General Electric.

Approximate Age of Heater

Date of Mfg, 2008.

Tank Capacity:

A 80 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Expansion Tank

No.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

The heating elements were not inspected due to their cover plates having to be removed. This is beyond the scope of the inspection.

Water Temperature

The water heater temperature is above 120 degrees. The inspector recommends lowering the heating elements or thermostat on the water

Drain Valve:
Temperature & Pressure Relief
Valve:
Safety Overflow Pipe:

heater to this temperature. When temperatures exceed 120 degrees, scalding can take place in seconds. The actual water temperature measured was, House 137.7, Upstairs garage apartment 123.3.

Yes - There is a drain valve installed on the lower side of the water heater.

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

There is an overflow pipe installed on the water heater however it does not extend to within 6" of the floor. The existing pipe should be replaced with a pipe that can withstand 200 degrees F. and be 3/4" in diameter. Safety Issue, PVC pipe material was found on the TRP valve and is not allowed to be installed as an overflow or discharge pipe for the water heater. The temperature rating for the pipe material is only 73 degrees and the water at the discharge could be 210 degrees at over 150 PSI. It is recommended that this pipe be replaced with a copper pipe or CPVC pipe. The pipe should extend to within 4 inches of the floor. If plastic, it should be supported with non-abrasive straps at 3' intervals.



Water Heater Insulation Jacket:
Water Heater Drain Pan

No.

Yes there is a drip pan correctly installed under the water heater and appears to drain to the exterior of the structure.

Overall Condition of Water Heater

The water heater appears to be in good overall condition for its age. The average life of this component is approximately 15 years assuming normal maintenance is performed per mfg.

Water Heater 2- Detached Garage

Location:
Brand
Approximate Age of Heater
Tank Capacity:
Fuel Source for Water Heater:
Electric Service to Water Heater:

Exposed Water Heater Condition:
Water Piping Condition:
Expansion Tank

Detached Garage.

General Electric.

Date of Mfg, 2007.

A 30 gallon water heater is installed.


The water heater is electrically heated.

The electric service to the water heater appears to be installed in an acceptable manner.

Satisfactory - It shows some age, but it appears sound.


Satisfactory - The incoming and output piping is installed correctly.

No.

Water Heater Fill Valve Installed:	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
Temperature Controls:	The heating elements were not inspected due to their cover plates having to be removed. This is beyond the scope of the inspection.
Drain Valve:	Yes - There is a drain valve installed on the lower side of the water heater.
Temperature & Pressure Relief Valve:	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
Safety Overflow Pipe:	<p>There is no overflow pipe installed on the TPR valve on the water heater. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury. Pipe should be made out of copper or a plastic pipe that will withstand water temperatures over 200 degrees and be no further than 6" from the floor.</p> 
Water Heater Drain Pan	Yes there is a drip pan correctly installed under the water heater and appears to drain to the exterior of the structure.
Overall Condition of Water Heater	The water heater appears to be in good overall condition for its age. The average life of this component is approximately 15 years assuming normal maintenance is performed per mfg.

KITCHEN INFORMATION/CONDITION

Kitchen #1

Location:	Main level rear of house.
Exterior Door:	The exterior entry door to the kitchen appears to be in satisfactory condition.
Entry Door:	The entry door(s) to the kitchen appear satisfactory.
Windows:	<p>At least one window or associated hardware in the kitchen needs repair or replacement. A broken window pane was found in the dinette area.</p> 
Walls:	The walls in the kitchen appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

Ceiling:

Leak stains were found in the ceiling of this room around the light over the kitchen sink. Action is necessary to determine if the leak has been successfully repaired.



**Flooring Material
Floor Condition:**

The flooring in this room is ceramic tile.

Several hairline cracks were found in the tile floor of the kitchen. There was no evidence of movement in the subfloor and it was undetermined the cause of the cracks.



Lighting:

One or more lights in the kitchen did not function during the inspection when tested. The light bulb(s) are believed to be burned out, however, this cannot be verified without replacing the bulbs. The dimmer switch that controls the dinette light needs to be replaced with a 3-way dimmer switch instead of the current 2-way. The light cannot be properly operated from the switch located by the back door.



Electrical Outlets:

The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the kitchen and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of the kitchen sink should be GFCI protected.

Countertops:

The countertops in the kitchen appear to be in satisfactory condition.

Cabinets, Drawers, and Doors:

The cabinets, doors, and drawers appear in satisfactory condition. However the drawers left of the sink interfere with each other when opening.



Pantry Conditions

The pantry appears to be in satisfactory condition. FYI- Blemishes in the ceiling or walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

**Faucet and Supply Lines:
Dish Sprayer Attachment
Sink and Drain Lines:**

Faucets and supply lines appear satisfactory with no leaks noted.

The dish sprayer was tested and appears functional.

The garbage disposal was found leaking where it attaches to the kitchen sink. Repairs are necessary.



**Caulking Water Contact Areas:
Food Waste Disposal:**

The caulking in water contact areas appears to be satisfactory.

The food waste disposal appears to be functional. Since no food was ground up in the unit during the inspection, it was undetermined if it will function as designed when in future use.

Dishwasher:

Satisfactory- The dishwasher is a multi-cycle unit and was tested on the normal cycle during the inspection. It appeared to function as designed. The normal life expectancy for a dishwasher is 8 to 12 years.

Range Hood:

Pop up downdraft type. This is needed to exhaust cooking fumes and carbon monoxide gas generated by the cooktop from the structure.

Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

Range/Oven:

There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The burners are tested only to determine that they energize or produce a flame. The timers and temperature settings were not tested and are not part of this inspection.

Exhaust Vent Condition

The Range/Oven exhaust appears to properly exhaust to the exterior of the structure.

Microwave Oven:

Not one.

Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping food items cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Water For Refrigerator:

There is a water line available for the refrigerator.

Heat Source:

There is a heat register in this room.

Kitchen #2

Location:

Upstairs Garage Apartment.

Walls:

The walls in the kitchen appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

Ceiling:

The ceiling in the kitchen appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Flooring Material

Linoleum Tiles.

Floor Condition:

The flooring in the kitchen appears to be in satisfactory condition.

Lighting:

The ceiling lights in the kitchen appear to be in satisfactory condition.

Electrical Outlets:

The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not

Countertops:

Cabinets, Drawers, and Doors:

Faucet and Supply Lines:

Dish Sprayer Attachment

Sink and Drain Lines:

Caulking Water Contact Areas:

Food Waste Disposal:

Dishwasher:

Range Hood:

Range/Oven Fuel Source:

Range/Oven:

Microwave Oven:

Refrigerator:

Water For Refrigerator:

Heat Source:

limited by current use or obstruction by possessions) were tested in the kitchen and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of the kitchen sink should be GFCI protected.

The countertops in the kitchen appear to be in satisfactory condition.

The cabinets, doors, and drawers appear in satisfactory condition.

Faucets and supply lines appear satisfactory with no leaks noted.

The dish sprayer was tested and appears functional.

The sink and drainage lines functioned properly and appear to be in satisfactory condition.

The caulking in water contact areas appears to be satisfactory.

Not One.

Satisfactory- The dishwasher is a multi-cycle unit and was tested on the normal cycle during the inspection. It appeared to function as designed. The normal life expectancy for a dishwasher is 8 to 12 years.

Not One.

Electric - There is a 220-volt hookup for an electric range/oven.

There is a removable range/oven installed. It appeared to function correctly at the inspection. The burners are tested only to determine that they energize or produce a flame. The timers and temperature settings were not tested and are not part of this inspection.

Satisfactory - There is a countertop microwave oven. It was undetermined if the unit stays with the house, however, the unit was tested by heating a cup of water and appeared to functioned as intended.

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping food items cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

There is no water source for the refrigerator.

There is a heat register in this room.

LAUNDRY

LAUNDRY #1

Location:

Right Front Side of House.

Entry Door:

The entry door(s) to the laundry room appear satisfactory.

Linen Closet:

The linen closet appears satisfactory and of average size.

Walls:

The walls in the laundry room appear to be in satisfactory condition.

Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Leak stains were found on the ceiling of this room. Due to the condition of the roof and no active leaks in the attic, these stains are believed to be from a prior leak. The stains should be painted and the area monitored for any future leakage. These are located on the ceiling by the laundry



Flooring Material

Floor:

Windows:

Electrical Outlets:

Lighting:

Ground Fault Interrupt Outlets:

Washer & Dryer

Washer Hookup:

chute.

The flooring in this room is ceramic tile.

The visible portions of the floor covering appear to be in satisfactory condition.

None - There are no windows installed in the laundry.

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Satisfactory - Lighting in the laundry is adequate.

None.

Not present.

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. The hot water faucet was found leaking during the inspection however it will not be an issue when the washing machine hose is connected.



Dryer Electrical Outlet

Due to different types of dryer electrical outlets, there is no way for the inspector to know if the new home owner's dryer will connect to the outlet presently installed in the house.

Washer Pan:

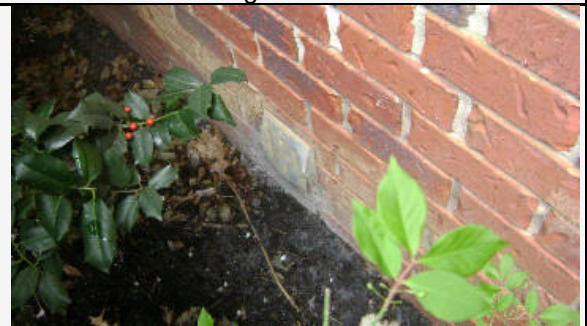
No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level with or above another finished floor, a washer pan should be considered to prevent damage caused by an overflowing washer or a leak.

Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:

The exterior dryer vent door is damaged and in poor condition and needs replaced. The inspector recommends replacing it with a 3 louvered type door made for this application which can be purchased at Lowes or Home Depot.



Area Ventilation:

Satisfactory - The area ventilation seems adequate.

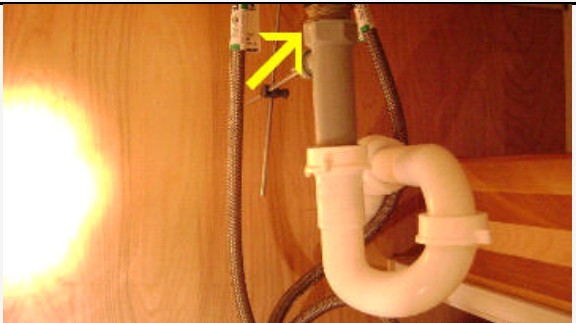
Laundry Basin:

No.

BATHROOM INFORMATION/CONDITIONS

Shower pans are visually checked for leakage but leaks often do not appear except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Master Bathroom:

Location:	Off of master bedroom.
Entry Door:	The entry door or hardware to the master bathroom room needs some adjustment or repair to function properly. The door knob latch or strike plate needs to be adjusted so that the door will latch correctly.
Walls:	The walls in this bathroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Ceiling:	Satisfactory - The ceiling in this bathroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Windows:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Flooring Material	The flooring in this room is made of ceramic or glazed tile.
Floor Conditions:	Satisfactory - The flooring in this bathroom appears satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom appears to be in satisfactory condition.
Ventilation Fans:	There is an exhaust fan installed in this bathroom that appears to be functioning satisfactory.
Electrical Outlets:	The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the bathroom and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of water should be GFCI protected.
Light Switch:	The light switch in this bathroom appears to be satisfactory.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom appear satisfactory.
Basin and Drain Fixture:	The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	<p>The supply piping under the vanity shows signs of a leak and repairs are necessary. Services of a qualified licensed plumber are needed.</p> 
Toilet Condition	The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.
Tub:	The bathtub found installed is a fiberglass reinforced plastic material and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
Tub Mixing Valve:	The tub mixing valve and control lever appear to be in satisfactory condition.
Shower/Shower Head and Mixing Valves:	The shower/shower head and mixing valves all appear satisfactory and to be functioning as designed.
Shower Pan:	The base of the shower pan is made from fiberglass and appears to be in satisfactory condition. It is possible for active leaks not to appear or surface without the shower being in use for some period of time.

Tub & Shower Walls:

Missing grout was found between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage. This area is behind the tub faucet.



Tub/Shower Drain:

The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be satisfactory.

Heat Source:

There is a heat source in this room.

Bathroom No. 1:

Location:

Downstairs hallway across from laundry room.

Entry Door:

The entry door(s) to the bathroom room appear satisfactory.

Walls:

The walls in this bathroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Satisfactory - The ceiling in this bathroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Windows:

None - There is no window in this bathroom.

Flooring Material

The flooring in this room is made of ceramic or glazed tile.

Floor Conditions:

Satisfactory - The flooring in this bathroom appears satisfactory.

Lighting:

The ceiling light and fixture in this bathroom appears to be in satisfactory condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom that appears to be functioning satisfactory.

Electrical Outlets:

The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the bathroom and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of water should be GFCI protected. However the outlet by the exterior door in this bathroom did not function at time of inspection.



Light Switch:

The light switch in this bathroom appears to be satisfactory.

Vanity Cabinet:

The vanity cabinet and countertop in this bathroom appear satisfactory.

Basin and Drain Fixture:

The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

The faucets and supply lines appear satisfactory.

Toilet Condition

The toilet in the master bathroom appears to be in satisfactory condition.

Tub:

No tub/shower only.

Shower/Shower Head and Mixing Valves:	The shower/shower head and mixing valves all appear satisfactory and to be functioning as designed.
Shower Pan:	The base of the shower pan is made from fiberglass and appears to be in satisfactory condition. It is possible for active leaks not to appear or surface without the shower being in use for some period of time.
Tub & Shower Walls:	The general condition of the shower/tub walls appear to be in satisfactory condition. The waterproof integrity of the tub/shower surround is beyond the scope of this inspection, as leaks are typically hidden in the wall cavities which would require destructive investigation . Resealing of the grout or re-caulking is considered normal maintenance.
Tub/Shower Drain:	The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	No safety glass markings were found on the shower door(s). It was undetermined if they are made of safety glass.
Caulking/Water Contact Areas:	The caulking in the water contact areas appears to be satisfactory.
Heat Source:	There is a heat source in this room.

Bathroom No. 2:

Location:	Upstairs Hallway.
Entry Door:	The entry door(s) to the bathroom room appear satisfactory.
Walls:	The walls in this bathroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Ceiling:	Satisfactory - The ceiling in this bathroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Windows:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Flooring Material	The flooring in this room is made of ceramic or glazed tile.
Floor Conditions:	Satisfactory - The flooring in this bathroom appears satisfactory.
Lighting:	The ceiling light and fixture in this bathroom appears to be in satisfactory condition.
Ventilation Fans:	No ventilation fan was found installed in this bathroom. There is a window installed however and if used correctly there is no need for a fan.
Electrical Outlets:	The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the bathroom and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of water should be GFCI protected.
Light Switch:	The light switch in this bathroom appears to be satisfactory.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom appear satisfactory.
Basin and Drain Fixture:	The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	The faucets and supply lines appear satisfactory.
Toilet Condition	The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.
Tub:	The bathtub is made of The shower pan is made porcelain and appears to be in satisfactory condition. porcelain and appears to be in satisfactory condition.
Tub Mixing Valve:	The tub mixing valve and control lever appear to be in satisfactory condition.
Shower/Shower Head and Mixing Valves:	The shower/shower head and mixing valves all appear satisfactory and to be functioning as designed.

Shower Pan:

The shower pan is made of porcelain and appears to be in satisfactory condition.

Tub & Shower Walls:

The general condition of the shower/tub walls appear to be in satisfactory condition. The waterproof integrity of the tub/shower surround is beyond the scope of this inspection, as leaks are typically hidden in the wall cavities which would require destructive investigation. Resealing of the grout or re-caulking is considered normal maintenance.

Tub/Shower Drain:

During the functional drain test, the tub/shower appears to drain slower than expected. Liquid Plumber may resolve the issue, however if it doesn't, a drain cleaning service company may be needed.



Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be satisfactory.

Heat Source:

There is a heat source in this room.

Bathroom No. 3:

Location:

Garage Apartment Bath.

Entry Door:

The entry door(s) to the bathroom room appear satisfactory.

Bathroom Closet:

The closet door in the bathroom is functional and appears in satisfactory condition.

Walls:

The walls in this bathroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Satisfactory - The ceiling in this bathroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Flooring Material

Linoleum Tiles.

Floor Conditions:

Satisfactory - The flooring in this bathroom appears satisfactory.

Lighting:

The ceiling light and fixture in this bathroom appears to be in satisfactory condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom that appears to be functioning satisfactory.

Electrical Outlets:

The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the bathroom and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of water should be GFCI protected.

Light Switch:

The light switch in this bathroom appears to be satisfactory.

Vanity Cabinet:

The vanity cabinet and countertop in this bathroom appear satisfactory.

Basin and Drain Fixture:

The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

The faucets and supply lines appear satisfactory.

Toilet Condition

The toilet in the master bathroom appears to be in satisfactory condition.

Tub:

No tub/shower only.

Shower/Shower Head and Mixing Valves:

The shower/shower head and mixing valves all appear satisfactory and to be functioning as designed.

Shower Pan:

The base of the shower pan is made from fiberglass and appears to be in satisfactory condition. It is possible for active leaks not to appear or surface without the shower being in use for some period of time.

Tub & Shower Walls:

The general condition of the shower/tub walls appear to be in satisfactory condition. The waterproof integrity of the tub/shower surround is beyond the scope of this inspection, as leaks are typically hidden in the wall cavities which would require destructive investigation. Resealing of the grout or re-caulking is considered normal maintenance.

Tub/Shower Drain:

The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No safety glass markings were found on the shower door(s). It was undetermined if they are made of safety glass.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be satisfactory.

Heat Source:

There is a heat source in this room.

Partial Bathroom:

Location:

Downstairs Hallway.

Entry Door:

The entry door(s) to the master bathroom room appear satisfactory.

Walls:

The walls in this bathroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Satisfactory - The ceiling in this bathroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Windows:

None - There is no window in this bathroom.

Flooring Material

The flooring in this room is made of ceramic or glazed tile.

Floor Conditions:

One or more small hairline cracks were found in the bathroom floor. The floor appears to be sturdy in the area of the cracks however it was undetermined the cause. The crack is located to the right of the toilet. Also the tile on the floor at the left rear side of the toilet is not secure to the floor.



Lighting:

Satisfactory - The ceiling light and fixture in this bathroom appears to be in satisfactory condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom that appears to be functioning satisfactory.

Electrical Outlets:

The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested in the bathroom and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of water should be GFCI protected.

Light Switch:

The light switch in this bathroom appears to be satisfactory.

Vanity Cabinet:

The vanity cabinet and countertop in this bathroom appear satisfactory.

Basin and Drain Fixture:

The basin or drainage fixture needs attention. The drain fixture stopper is missing out of the sink therefore functional drain test was not performed. A drain stopper may be installed if needed.



**Faucet and Supply Lines:
Toilet Condition**

The faucets and supply lines appear satisfactory.

The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.

**Caulking/Water Contact Areas:
Heat Source:**

The caulking in the water contact areas appears to be satisfactory.

There is a heat source in this room.

BEDROOM INFORMATION/CONDITION

Master Bedroom:

Location:

Upstairs, Left Rear Side of House.

Entry Door:

The entry door(s) to the bedroom room appear satisfactory.

Bedroom Closet:

The closet appears satisfactory and is of average size.

Walls:

One or more minor cracks were found in the walls of this bedroom. They do not appear to be a structural concern at this time but should be monitored for future movement. Most cracks over windows and doors are due to shrinkage in the building material or slight settlement. These type issues are subjective in nature and generally do not affect the durability and serviceability of the components of the building. This is over the bathroom doorway.



Ceiling:

Leak stains were found in the ceiling of this room that appear to have come from some type of roof leak. Action is necessary to determine if the roof has been successfully repaired or if the leak is still active.



Light and Light Switch.

The light and light switch appears to be in satisfactory condition.

Ceiling Fan:

The ceiling fan blades wobble and apparently need to be balanced. Repairs as needed.

Flooring Material

The flooring in this room is wall to wall carpet. This makes it difficult to determine the condition of the sub flooring beneath the carpet.

Floor Condition:

The flooring in this bedroom appears to be in satisfactory condition.

Windows:

The windows and associated hardware in this bedroom appear in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in the bedroom and appear correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom 2:

Location:

Upstairs, Left Front Side of House.

Entry Door:

The entry door(s) to the bedroom room appear satisfactory.

Bedroom Closet:

The closet appears satisfactory and is of average size.

Walls:

The walls in this bedroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

Ceiling:

The ceiling in this bedroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Light and Light Switch.

The light and light switch appears to be in satisfactory condition.

Ceiling Fan:

There is a ceiling fan installed in this room and it appears to be in satisfactory condition. If used correctly, this can make the room feel more comfortable. However the fan would not turn fan off by the chain on the fan.

Flooring Material

The flooring in this room is wall to wall carpet. This makes it difficult to determine the condition of the sub flooring beneath the carpet.

Floor Condition:

The flooring in this bedroom appears to be in satisfactory condition.

Windows:

The windows and associated hardware in this bedroom appear in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by

Telephone Access or Jack:

Cable TV:

Heat Source Noted:

Smoke Detector:

possessions) were tested in the bedroom and appear correctly wired and grounded.

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

No.

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom 3:

Location:

Entry Door:

Bedroom Closet:

Walls:

Ceiling:

Upstairs, Right Front Side of House.

The entry door(s) to the bedroom room appear satisfactory.

The closet appears satisfactory and is of average size.

The walls in this bedroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

Leak stains were found in the ceiling of this room that appear to have come from some type of roof leak. Action is necessary to determine if the roof has been successfully repaired or if the leak is still active.



Light and Light Switch.

Ceiling Fan:

Flooring Material

Floor Condition:

Windows:

Electrical Outlets:

Telephone Access or Jack:

Cable TV:

Heat Source Noted:

Smoke Detector:

The light and light switch appears to be in satisfactory condition.

The ceiling fan installed did not function using normal controls. Repairs or replacement are needed.

The flooring in this room is wall to wall carpet. This makes it difficult to determine the condition of the sub flooring beneath the carpet.

The flooring in this bedroom appears to be in satisfactory condition.

The windows and associated hardware in this bedroom appear in satisfactory condition.

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in the bedroom and appear correctly wired and grounded.

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom 4:

Location:

Upstairs, Right Rear Side of House.



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Entry Door:	The entry door(s) to the bedroom room appear satisfactory.
Bedroom Closet:	The closet appears satisfactory and is of average size.
Walls:	The walls in this bedroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.
Ceiling:	The ceiling in this bedroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Light and Light Switch.	The light and light switch appears to be in satisfactory condition.
Ceiling Fan:	There is a ceiling fan installed in this room and it appears to be in satisfactory condition. If used correctly, this can make the room feel more comfortable.
Flooring Material	The flooring in this room is wall to wall carpet. This makes it difficult to determine the condition of the sub flooring beneath the carpet.
Floor Condition:	The flooring in this bedroom appears to be in satisfactory condition.
Windows:	The windows and associated hardware in this bedroom appear in satisfactory condition.
Electrical Outlets:	The accessible outlets (those not limited by current use or obstruction by possessions) were tested in the bedroom and appear correctly wired and grounded.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
Cable TV:	No.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom 5:

Location:	Garage Apartment.
Entry Door:	The entry door(s) to the bedroom room appear satisfactory.
Bedroom Closet:	The closet appears satisfactory and is of average size.
Walls:	The walls in this bedroom appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.
Ceiling:	The ceiling in this bedroom appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Light and Light Switch.	The light and light switch appears to be in satisfactory condition.
Flooring Material	The flooring in this room is a laminated Hardwood. A composite material with a thin layer of wood laminate to the top surface.
Floor Condition:	The flooring in this bedroom appears to be in satisfactory condition.
Windows:	The windows and associated hardware in this bedroom appear in satisfactory condition.
Electrical Outlets:	The accessible outlets (those not limited by current use or obstruction by possessions) were tested in the bedroom and appear correctly wired and grounded.
Telephone Access or Jack:	No.
Cable TV:	No.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount

Smoke Detector:

of air or temperature coming from the supply vent.

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

OTHER LIVING SPACE INFORMATION CONDITIONS

Front Entry and Main Hallway:

Front Entry Door:

The main entry door to the structure appears to be in satisfactory condition.

Screen/Storm Door:

There is a combination storm and screen door installed, and it appears to be functional.

Flooring Material

The flooring in this room is ceramic tile.

Floor Condition:

The flooring in this room appears to be in satisfactory condition.

Walls:

The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Leak stains were found on the ceiling of this room. Due to the condition of the roof and no active leaks in the attic, these stains are believed to be from a prior leak. The stains should be painted and the area monitored for any future leakage. This is located in the small hallway by the laundry room.



Lighting:

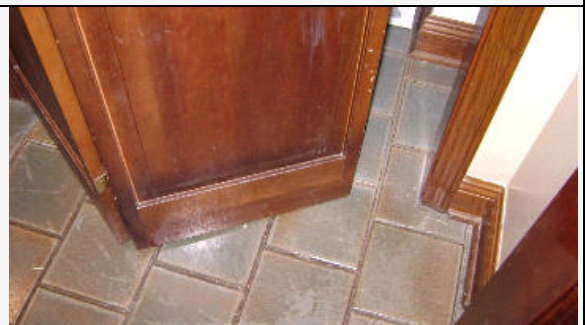
Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.

Utility Closet:

The bi-fold hallway closet doors are interfering with the floor when opened. Some adjustments or trimming is needed.



Main Staircase:

The main staircase appears to be appropriately installed.

Upper Level Hallway:

A leak stain was found on the upstairs hallway ceiling. This is believed to have come from the ac unit above this area in the attic. This is also mentioned in the heating section above. Repairs to the ceiling are needed.



Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Living Room:

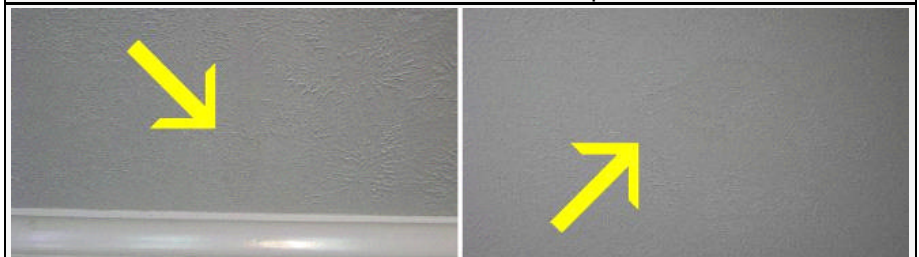
Location:

Left Front.

Walls:

The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:



Several leak stains were found on the ceiling of this room which is below one of the upstairs bathrooms. No elevated moisture levels were measured in the area of the stains however they should be monitored when the bathroom is in use and the necessary repairs made if the leak becomes active.

Ceiling Fan:

There is a ceiling fan installed in this room and it appears to be in satisfactory condition. If used correctly, this can make the room feel more comfortable.

Flooring Material

The flooring installed in this room is made of real hardwood normally found to be 3/4" thick.

Floor Condition:

The flooring in this room appears to be in satisfactory condition.

Windows:

The windows and associated hardware in this room appear satisfactory.

Entry Door:

The entry door(s) to this room appear satisfactory.

Lighting:

Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Living Room #2: Garage Apartment

Walls:

One or more minor cracks were found in the walls of this room. They do not appear to be a structural concern at this time but should be monitored for future movement. Most cracks over windows and doors are due to shrinkage in the building material or slight settlement. These type issues are subjective in nature and generally do not affect the durability and serviceability of the components of the building. Located under the far right window.



Ceiling:

Satisfactory - The ceiling in this room appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Flooring Material

The flooring in this room is a laminated Hardwood. A composite material with a thin layer of wood laminate to the top surface.

Floor Condition:

The flooring in this room appears to be in satisfactory condition.

Windows:

The locking hardware on the far left window is either broken, missing, or will not properly align to lock the window and repairs are needed.



Exterior Door:

The exterior entry door to this room appears to be in satisfactory condition.

Main Staircase:

The main staircase appears to be appropriately installed.

Lighting:

Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.

Telephone Access or Jack:

No.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Dinning Room:

Location:

Right Front.



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Walls:	The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Ceiling:	Satisfactory - The ceiling in this room appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Flooring Material	The flooring installed in this room is made of real hardwood normally found to be 3/4" thick.
Floor Condition:	The flooring in this room appears to be in satisfactory condition.
Windows:	The windows and associated hardware in this room appear satisfactory.
Entry Door:	The entry door(s) to this room appear satisfactory.
Lighting:	Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.
Electrical Outlets:	The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.
Telephone Access or Jack:	No.
Cable TV:	No.
Heat Source Noted:	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Family Room:

Location:	Rear, Left of kitchen.
Walls:	The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Ceiling:	Satisfactory - The ceiling in this room appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.
Ceiling Fan:	There is a ceiling fan installed in this room and it appears to be in satisfactory condition. If used correctly, this can make the room feel more comfortable.
Flooring Material	The flooring in this room is ceramic tile.
Floor Condition:	The flooring in this room appears to be in satisfactory condition.
Exterior Door:	The exterior entry door to this room appears to be in satisfactory condition.
Lighting:	Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.
Electrical Outlets:	The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.
Telephone Access or Jack:	No.
Cable TV:	Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.
Heat Source Noted:	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Bonus Room:

Location:	Upstairs.
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Closet:

The closet light fixture did not operate using normal controls at the time of the inspection. It was undetermined if the light bulb or starting ballast was defective. Repair as needed.



Walls:

The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Satisfactory - The ceiling in this room appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

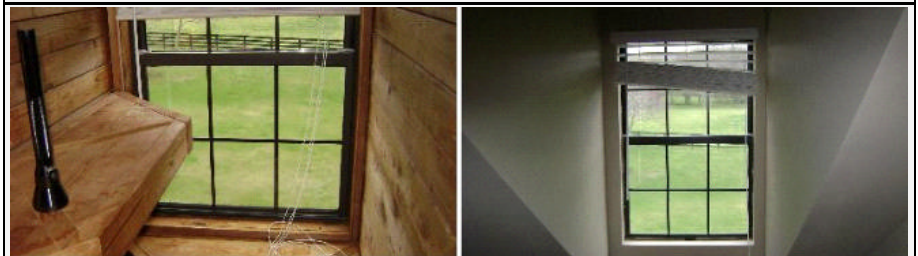
Flooring Material

The flooring in this room is wall to wall carpet. This makes it difficult to determine the condition of the sub flooring beneath the carpet.

Floor Condition:

The flooring in this room appears to be in satisfactory condition.

Windows:



Two windows in the front side of this room needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced. (2) The assist spring or window track that supports the window in the up position is not functional. Repairs are needed.

Lighting:

Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Study/Den:

Location:

Left Rear.

Walls:

The walls in this room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling:

Leak stains were found on the ceiling around the fireplace in this room. This is covered in the roof section above in the report.



Ceiling Fan:

There is a ceiling fan installed in this room and it appears to be in satisfactory condition. If used correctly, this can make the room feel more comfortable.

Flooring Material

The flooring installed in this room is made of real hardwood normally found to be 3/4" thick.

Floor Condition:

The flooring in this room appears to be in satisfactory condition.

Windows:



At least one window or associated hardware in this room needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced. The assist spring or window track that supports the window in the up position is not functional. Repairs are needed. The broken assist spring was on the right side window. Also several of the plastic window release levers were found broken.

Entry Door:

The entry door(s) to this room appear satisfactory.

Lighting:

Satisfactory - The ceiling lights in this room appear to be in satisfactory condition.

Electrical Outlets:

The accessible outlets (those not limited by current use or obstruction by possessions) were tested in this room and appear correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

GARAGE INFORMATION/CONDITION

Garage

Garage Type

The garage is attached.

Size of Garage:

Two car garage.

Number of Overhead Doors

There is a single overhead door. The overhead doors are made of steel.

Overhead Door and Hardware Condition:

The upper garage door panel is broken causing it to significantly sag when in the open position and appears unstable when the door opener is being used. The panel will either need properly braced or replaced to function as designed.



Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Garage Door Jam

The lower garage door jamb has started to deteriorate and will soon need replaced. The inspector recommends replacing the jamb with pressure treated pine lumber.



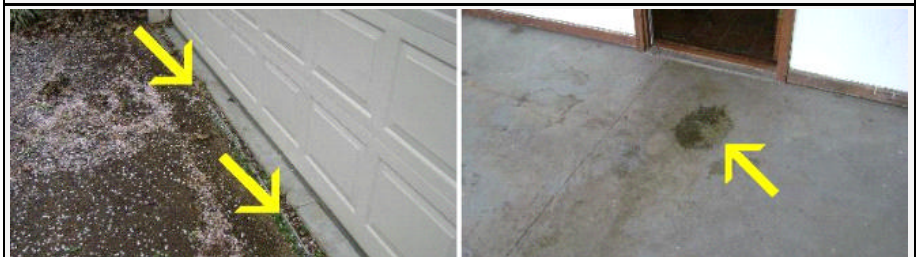
Safety Reverse Switch on the Automatic Opener:

Due to the poor condition of the garage door, the safety reverse switch was not tested.

Safety Reverse Light Beam Sensor

The safety reverse light beam appears satisfactory and prevented the door from closing when sensor's light beam was broken as the door was being lowered.

Floor Condition:



The french drain outside the garage door is full of debris and in need of attention. Moisture stains and water were present on the garage floor during the inspection. Cleaning and possible repairs to the drain are needed.

Floor Drain:

No - There is no floor drain installed.

Garage Walls Condition:

The walls in the garage appear to be in satisfactory condition. Blemishes in the wall such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Ceiling Condition:

The ceiling in the garage appears to be in satisfactory condition. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Lights

The ceiling lights in the garage appear to be in satisfactory condition.

Entry Door to Structure:

There appears to be no fire rated door separating the garage from the living areas of the house. For safety reasons, a fire rated door or a solid core door as a minimum should be considered.

Window Condition:

At least one window or associated hardware in the garage needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced.

Garage Foundation:

A crack was found in the detached garage foundation on the right end of the building. This will need inspected as well along with the main structure foundation issues.



Garage Roof Type/Condition:

The garage roof is attached to the house.

Electric Service to Garage:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. FYI: A refrigerator/freezer should not be plugged into a GFCI electrical outlet (garage).

Water Source Installed:

No.

POOL/SPA & EQUIPMENT

CONFIDENTIAL - FOR CLIENT USE ONLY

CONDITION DEFINITIONS:

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL

Pool Location:

Back yard.



Pool is Currently:

Closed.

Style of Pool:

In-ground rectangle.

Pool Dimensions:

14x34. To determine the capacity for a square or rectangular pool, multiply length x width x average depth x 7.5 gallons.

Approximate Capacity:

17,850 Gallons.

Construction Material:

Fiberglass.

Condition of Pool Body:

Not viewable.

Coping Condition:

Not viewable.

Decking Material:

Concrete.

Decking Condition:

Satisfactory- The decking condition appears satisfactory. No cracks, voids or settlement was found.

Skimmer:

Not viewable.

Water Inlet:

Not viewable.

Staircase Entrance:

Not viewable.

Ladders:

Have been removed for winter.

Diving Board:

Satisfactory- The diving board appears to be in useable condition. The diving board stand also appears to be correctly installed. This inspection merely states the presence and condition of the diving board. Any diving board incorrectly used can be dangerous. Ultra Sound Inspections is not responsible for any accidents or failure of any components of the pool or diving board. This inspection also does not determine if the water is deep enough for the intended use of the diving board.

Fence/Gate Conditions

The current pool fence installed does not meet today's minimum safety standard and consideration should be given to having it upgraded. The fence should not be climbable and no less than 48" in height and completely surround the pool. The entry gates should be self closing and open to the outside of the pool area. The gates should be equipped with a locking device and the latch should be positioned on the inside of the fence only. The latch should also not be reachable through or over the fence or gate openings by a child.

Pool Cover:

The pool cover appears to be correctly installed and in satisfactory condition.

MECHANICAL SYSTEMS POOL:

Pump and Equipment Location:

Storage building behind pool.



Pump/ Motor Brand

Century.

Evidence of Water Leakage:

Not tested, the pool has been winterized. Excessive silicone was found applied around one of the pipe fittings exiting the pool filter indicating a possible leak. This should be inspected when the pool is placed back into service.



Filter Type:

Sand.

Chlorinator: Type:

In-line type. Chlorine feeder.

Electrical Service to Equipment:



The electrical bonding ground wire was found disconnected from the filter pump motor. This is considered unsafe and immediate action is required to have it properly reconnected. (2) The electrical conduit connector is broken at the pump motor and needs replaced. These issues should be corrected by a qualified license electrician.

Electrical Service in Pool Area:

The electrical service to the pool area appears to be correctly installed. There are also GFCI (ground fault circuit interrupter) protected outlets correctly installed within 10' to 20' from the pools edge.

Underwater Pool Light

Not tested.

Visible Plumbing Materials:

PVC (polyvinyl chloride) plastic pipe.

Visible Plumbing Conditions

The visible plumbing components for the pool pumping system appears satisfactory.



Ultra Sound Home Inspections

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REPORT SUMMARY

Some comments are **bolded** in the report body to highlight a specific condition. However, there are many comments in the report that may not be bolded or are not listed in the summary report below that you might find important. Please read the entire report. For your convenience, **Health & Safety Related Items**, **Corrections, Repairs and or Deferred Maintenance**, **Recommendations**, **Future Upgrading**, and **Areas Noted or to be Monitored** are in color in the body of the report.

Health & Safety Related Issues

SITE INFORMATION

Front Entry Stoop:

Entryway Stoop:

The front entry stoop steps are not uniform in height. Steps are required to be of uniform depth and risers of uniform height in any stairway between two floors. There should be no variation exceeding 3/8" in the depth of the adjacent step and no more than 3/8" difference in step height. This can cause a tripping situation.

Entry Stoop Electrical Outlet

The GFCI front entry stoop outlet is either defective or incorrectly wired. It did not function properly when tested during the inspection. Safety Issue.

FOUNDATION INFORMATION

CRAWLSPACE

Electrical Service:

One or more electrical splices were found under the house in the crawlspace that are not properly spliced in an approved electrical junction box. This should be corrected by a qualified license electrician. Safety issue.

STRUCTURAL TYPE/CONDITION

Deck, Porch or Balcony:

Framing of Deck/Porch:

The patio deck framing does not meet today's minimum safety standards. The floor joist are not supported by either joist hangers or ledger strips and the joist width and span appear insufficient. The inspector recommends having the deck inspected and any necessary repairs made by a qualified license decking contractor. This is an safety issue.

ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Panel Condition:

The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. Missing knock-out plates were found on the front of the panel enclosure. These should be installed to prevent electrical connections from being exposed. Safety Issue.

Breaker/Fuse to Wire Compatibility:

One or more breakers/fuses were found in the main power panel that are not appropriately matched with the correct wire gauge size. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS REQUIRED. Repairs should be performed by a qualified licensed electrician.

PLUMBING SYSTEM

Water Heater 1

Safety Overflow Pipe:

There is an overflow pipe installed on the water heater however it does not extend to within 6" of the floor. The existing pipe should be replaced with a pipe that can withstand 200 degrees F. and be 3/4" in diameter. Safety Issue, PVC pipe material was found on the TRP valve and is not allowed to be installed as an overflow or discharge pipe for the water heater. The temperature rating for the pipe material is only 73 degrees and the water at the discharge could be 210 degrees at over 150 PSI. It is recommended that this pipe be replaced with a copper pipe or CPVC pipe. The pipe should extend to within 4 inches of the floor. If plastic, it should be supported with non-abrasive straps at 3' intervals.

Water Heater 2- Detached Garage

Safety Overflow Pipe:

There is no overflow pipe installed on the TPR valve on the water heater. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury. Pipe should be made out of copper or a plastic pipe that will withstand water temperatures over 200 degrees and be no further than 6" from the floor.

POOL/SPA & EQUIPMENT

MECHANICAL SYSTEMS POOL:

Electrical Service to Equipment:

The electrical bonding ground wire was found disconnected from the filter pump motor. This is considered unsafe and immediate action is required to have it properly reconnected. (2) The electrical conduit connector is broken at the pump motor and needs repaired.

Preventative and/or Deferred Maintenance and/or Corrections and/or Repairs

SITE INFORMATION

Front Entry Stoop:

Entry Stoop Post

The lower sections of the front porch post show signs of decay and will soon need repaired.

FOUNDATION INFORMATION

Foundation

Visible Foundation Wall Cracks Noted From Exterior:

Cracks of 1/4" and wider were noted in the brick veneer in these areas; over the garage roof, under the upper and lower window on the left front entry stoop, over the left end lower roof on the back side of the fireplace, and on the right end of the detached garage. This may be an indication of settlement or movement in the foundation. This condition warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action. The inspector recommends contacting Rob Myers at United Structural Systems for a free foundation to get a better idea of the condition and possible expense in stabilizing the foundation walls. He can be reached at 615-268-0222.

CRAWLSPACE

Evidence of Water Entry in the crawlspace Noted:

Water was found standing on the lower end of the crawlspace floor. The gutters should be kept clean, the downspouts extended from the foundation at least 4 to 6 feet, and the ground properly sloped to channel the rain water away from the structure. The sump pump found in the crawlspace should be relocated to the lowest portion of the crawlspace floor to help alleviate this condition.

ROOF & ATTIC INFORMATION

Attic & Ventilation:

Evidence of Leaks on Interior of Attic:

There is evidence of a current leak noted on the underside of the roof decking on the right upper section of the roof. Repairs are needed.

Electrical Condition

The wire feeding the attic fan is not properly connected to the housing of the fixture. An electrical connector or bushing should be installed to protect the wire from the sharp metal edge of the housing.

Insulation Clear of Sheathing:

Insulation was found in the attic in contact with the roof's sheathing. There should be at least a 1 1/2" air gap between the insulation and the roof sheathing for proper attic ventilation. Either the insulation should be repositioned or styrofoam baffles that are designed for this type of application be installed. This limited airflow will also decrease the life of the roofing shingles. Repairs are needed.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Insulation Wrap on the A/C Suction Line:

The insulation wrap on the suction line to the HVAC air handler in the attic is in need of attention due to deteriorated or missing insulation. The piping should be fully insulated and sealed to prevent condensation from forming and dripping on the attic floor and the ceiling below. This will also effect the efficiency of the cooling system. Repairs are needed.

Air Conditioning Unit No. 3:

Insulation Wrap on the Suction Line:

The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation. All exposed sections of the suction line should be fully insulated for maximum heating and cooling efficiency. Piping Insulation can be purchased very inexpensively at Home Depot.

Heating Unit # 2:

Drip Pan

There is a secondary drain pan present under the HVAC air handler, however, no drain line or float switch was

found installed. This will need corrected to help protect the attic floor and ceiling below from possible water damage.

STRUCTURAL TYPE/CONDITION

Structural:

Siding Condition:

Wood decay was found on both lower sections of trim on the front dormers over the attached garage. Repairs are needed.

Fascia & Rake Boards:

The fascia and/or rake boards around the house show signs of deterioration in some areas. They may need sections replaced while others will only need caulked and repainted. (2) The rake board trim over the screen porch needs some additional nailing to better secure it to the structure.

Outside Entry Doors:

The lower jamb of the rear exterior storage door has been penetrated with water showing signs of wood decay and if not stopped will continue to deteriorate. The inspector recommends installing a storm door or overhead awning to help protect and prevent further damage.

Window Shutter:

One or more window shutters were either damaged or found missing. Replace as needed.

Fireplace 1:

Exterior Stack Condition:

The chimney stack appears to be pulling away from the main structure and has moved out of level. This should be inspected by a structural engineer or foundation contractor and the necessary repairs made.

KITCHEN INFORMATION/CONDITION

Kitchen #1

Windows:

At least one window or associated hardware in the kitchen needs repair or replacement. There is at least one broken window pane that will need replaced. This is in the dinette area.

Ceiling:

Leak stains were found in the ceiling of this room that appear to have come from some type of roof leak. Action is necessary to determine if the leak has been successfully repaired. This is around the light over the sink.

Lighting:

The dimmer switch that controls the dinette light needs to be replaced with a 3-way dimmer switch instead of the current 2-way. The light cannot be properly operated from the switch located by the back door.

Sink and Drain Lines:

The garbage disposal was found leaking under the kitchen sink. Repairs or replacement are necessary.

LAUNDRY

LAUNDRY #1

Dryer Ventilation:

The exterior dryer vent door is damaged and in poor condition and needs replaced. The inspector recommends replacing it with a 3 louvered type door made for this application which can be purchased at Lowes or Home Depot.

BATHROOM INFORMATION/CONDITIONS

Master Bathroom:

Faucet and Supply Lines:

The supply piping under the vanity shows signs of a leak and repairs are necessary. Services of a qualified licensed plumber are needed.

Toilet Condition

The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.

Bathroom No. 2:

Toilet Condition

The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.

Partial Bathroom:

Toilet Condition

The toilet in the mention bathroom appears to be not secure to the floor allowing it to wobble and possibly leak. The toilet should be removed and the mounting flange inspected for cracks or damage. When the toilet is re-installed, the wax ring should be replaced. If the toilet still appears unstable, plastic toilet shims should be added to help stabilize it to the floor.

BEDROOM INFORMATION/CONDITION

Master Bedroom:

Ceiling:

Leak stains were found in the ceiling of this room that appear to have come from some type of roof leak. Action is necessary to determine if the roof has been successfully repaired or is still leaking.

Bedroom 3:

Ceiling:

Leak stains were found in the ceiling of this room that appear to have come from some type of roof leak. Action is necessary to determine if the roof has been successfully repaired or is still leaking.

Ceiling Fan:

The ceiling fan installed did not function using normal controls. Repairs or replacement are needed.

OTHER LIVING SPACE INFORMATION CONDITIONS

Living Room #2: Garage Apartment

Windows:

The locking hardware on the far left window is either broken, missing, or will not properly align to lock the window and repairs are needed.

Bonus Room:

Windows:

At least one window or associated hardware in this room needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced. The assist spring or window track that supports the window in the up position is not functional. Repairs are needed. These are the two windows on the front of this room, one is in the sauna.

Study/Den:

Windows:

At least one window or associated hardware in this room needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced. The assist spring or window track that supports the window in the up position is not functional. Repairs are needed. The broken assist spring was on the right side window. Also several of the plastic window release levers were found broken.

GARAGE INFORMATION/CONDITION

Garage

Overhead Door and Hardware Condition:

The upper garage door panel is broken causing it to significantly sag when in the open position and appears unstable when the door opener is being used. The panel will either need properly braced or replaced to function as designed.

Floor Condition:

The french drain outside the garage door is full of debris and in need of attention. Moisture stains and water were present on the garage floor during the inspection. Cleaning and possible repairs to the drain are needed.

Window Condition:

At least one window or associated hardware in the garage needs repair or replacement. The thermal seal between the two panes of glass appear broken. Although the window is keeping the elements out, it has a clouded or wet like appearance. This condition will worsen and the panes will eventually need replaced.

Recommendations, Future Upgrading

FOUNDATION INFORMATION

Foundation

Perimeter Foundation Drainage Surface:

The drainage around the structure should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet. Portions of the ground under the rear patio deck do not meet this minimum standard. Grading should be altered or underground drainage installed in order to lead water away from the foundation of the house.

ROOF & ATTIC INFORMATION

ROOFING

Roof Gutter System:

The gutter system is filled with debris in some areas which will interfere with channeling the rain water away from the structure. They should be cleaned annually and gutter screens are recommended.

Gutter Down Spout Extensions

The inspector recommends extending the gutter downspouts on all sides of the house to safely exit the unwanted rain water away from the house's foundation and to help prevent moisture from entering the crawlspace or basement below.

PLUMBING SYSTEM

Water Heater 1

Water Temperature

The water heater temperature is above 120 degrees. The inspector recommends lowering the heating elements or thermostat on the water heater to this temperature. When temperatures exceed 120 degrees, scalding can take place in seconds. The actual water temperature measured was, House 137.7, Upstairs garage apartment 123.3.

GARAGE INFORMATION/CONDITION

Garage

Garage Door Jam

The lower garage door jamb has started to deteriorate and will soon need replaced. Recommend replacing the jamb with pressure treated pine lumber.

Items noted and or to be monitored to determine if repairs will be necessary at some time in the future.

SITE INFORMATION

Front Entry Stoop:

Entry Stoop Handrail

No handrail was present on the entry stoop at the time of the inspection. Though the structure predates the standard handrail requirements, any stairway or entry stoop over 4 steps or 30" in height should have a handrail. One should be considered for safety related issue.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model Number

The model plate on the air conditioner/heat unit has completely faded making it impossible to identify any pertinent information to help aid in fully inspecting the unit.

Overall Condition of A/C Unit

The A/C condensing unit is approximately 22 years old and nearing the end of it's life expectancy. The average life expectancy for this type of unit is 15 to 20 years assuming proper maintenance.

Air Conditioning Unit No. 2:

Model Number

The model plate on the air conditioner/heat unit has completely faded out making it impossible to identify any pertinent information to help aid in fully inspecting the unit.

Overall Condition of A/C Unit

The A/C condensing unit is approximately 22 years old and in nearing the end of it's life expectancy. The average life expectancy for this type of unit is 15 to 20 years assuming proper maintenance.

Heating Unit # 1:

Overall Condition of Heating Unit

The HVAC heating unit is 22 years old and in nearing the end of it's life expectancy. The average life expectancy for this type of heating system is 15 to 20 years. The unit should be inspected annually for damaged or cracked heat exchangers. This will probably be the first major component of the heating system that will fail.

Heating Unit # 2:

Overall Condition of Heating Unit

The heat pump is 22 years old and in nearing the end of it's life expectancy. The average life expectancy for this type of heating system is 15 to 20 years.

STRUCTURAL TYPE/CONDITION

Fireplace 1:

Flashing

Water stains were found on the underside of the roof sheathing in the attic under the fireplace flashing. No elevated moisture levels were measured and the stains appear to have come from a prior leak. The area should still be monitored however during heavy rain.

BATHROOM INFORMATION/CONDITIONS

Bathroom No. 1:

Glass Tub/Shower Door:

No safety glass markings were found on the shower door(s). It was undetermined if they are made of safety glass.

Bathroom No. 2:

Tub/Shower Drain:

During the functional drain test, the tub/shower appears to drain slower than expected. Liquid Plumber may resolve the issue, however if it doesn't, a drain cleaning service company may be needed.

Bathroom No. 3:

Glass Tub/Shower Door:

No safety glass markings were found on the shower door(s). It was undetermined if they are made of safety glass.

GARAGE INFORMATION/CONDITION

Garage

Garage Foundation:

A crack was found in the detached garage foundation on the right end of the building. This will need inspected along with the main structure.

POOL/SPA & EQUIPMENT

POOL

Fence/Gate Conditions

The current pool fence installed does not meet today's minimum safety standard and consideration should be given to having it upgraded. The fence should not be climbable and no less than 48" in height and completely surround the pool. The entry gates should be self closing and open to the outside of the pool area. The gates should be equipped with a locking device and the latch should be positioned on the inside of the fence only. The latch should also not be reachable through or over the fence or gate openings by a child.

MECHANICAL SYSTEMS POOL:

Evidence of Water Leakage:

Excessive silicone was found applied around one of the pipe fittings exiting the pool filter indicating a possible leak. This should be inspected when the pool is placed back into service.